

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- July 13, 1966

Appeal No. 8832 Jack and Harold Pollin, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on July 18, 1966.

EFFECTIVE DATE OF ORDER -- July 28, 1966

ORDERED:

That the appeal for permission to permit Corpus Instrumentorum, Incorporated, a non-profit organization, to occupy space in the cellar and on the first floor of the apartment house known as Thomas House, located in the SP District at 1330 Massachusetts Avenue, NW., lot 856, square 247, be granted.

From the records and evidence adduced at the public hearing, the Board finds the following facts:

(1) Corpus Instrumentorum, Incorporated, is a non-profit organization within the meaning of the Zoning Regulations since it was organized and is operated exclusively for religious, literary, scientific or educational purposes and no part of its income inures to the benefit of any private individual. This is evidenced by the Articles of Incorporation (Exhibit No. 9) and approval of such Articles by the State Department of Assessments and Taxation of Maryland.

(2) Corpus Instrumentorum proposes to occupy approximately 2,572 square feet on the first floor and approximately 1,010 square feet in the cellar of Thomas House.

(3) The proposed area to be used for the offices of this non-profit organization is a part of the same area previously approved by this Board in BZA Appeal #7196 in which the Board granted permission for professional office use for a portion of the cellar, first and second floors.

(4) The proposed SP office use within the first floor of the apartment building will be in harmony with existing uses of neighboring and adjoining property.

(5) The use will not create dangerous or otherwise objectionable traffic conditions. The property owners will provide any required parking spaces.

(6) The proposed office use will be located in its entirety within the building and no part thereof will be visible from the neighboring properties.

(7) No objection to the granting of the appeal was registered at the public hearing.

OPINION:

We are of the opinion that the granting of permission to Corpus Instrumentorum, Incorporated, a non-profit organization, to occupy space in the cellar and on the first floor of the apartment house known as Thomas House located in an SP District at 1330 Massachusetts Avenue, NW. is in compliance with Article 41 of the Zoning Regulations.

We are further of the opinion that the proposed uses will be harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to affect adversely the use of neighboring property.

This Order does not limit the floor area or locations of the approved organizations within the space previously approved for professional use in BZA Appeal No. 7196.

The Board retains jurisdiction over the use of space in the subject premises by non-profit organizations.